

**Summarized Minutes of The Springs at High Rock HOA, Inc. Meeting, November 19, 2020
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

Workshop meeting: Committee members from ARC invited and a hearing for members in violation of covenant rules scheduled for 10:30 AM.

Directors in attendance: Jerry Bushey, Al Hoppensteadt, Curtis Ish, Cathy Moore, and Karl Svatek.
ARC members: Dan Field and Lisa Castronova.

President Svatek called the meeting to order at 10:02 AM.

Secretary Curtis Ish asked that the minutes of the October 22, 2020, meeting be approved.

Motion by Bushey, seconded by Moore, to approve the October 22, 2020, minutes as submitted. All in favor; motion passed.

ARC Chairman Dan Field and committee person Lisa Castronova presented an updated version of the ARC's *Architectural Review Requirements* for board discussion. The board made some recommendations, especially where their suggestions conflicted with our present Covenants, Conditions and Restrictions. The board thanked the committee for their input and hard work. ARC will resubmit the latest policies with the discussed corrections for board approval.

President Svatek asked for board liaison committee reports.

ARC: Given above by Chairman Dan Fields.

IRC: Board liaison Karl Svatek reported on six committee requests:

1: The committee wants to hire Rex Everhart Paving for road crack sealing. The IRC estimates there may be 17,000 linear feet to repair at \$0.75 to \$0.80 per linear foot depending on the current price of oil. If the 17,000 linear feet estimate is accurate, the cost could be \$13,600.

Motion by Svatek, seconded by Hoppensteadt, to hire Rex Everhart Paving for road crack sealing of The Springs' roads. The quote is \$0.75 to \$0.80 per linear foot depending on the current price of oil. All in favor; motion passed.

2: The committee asked the board to instruct the landscaper not to cover up the road reflectors when repairing the shoulders and to report any accidently damaged reflectors while doing the shoulder repairs.

3: The committee recommends repairing the shoulders and one area of slope erosion on Cascade Creek Drive. They feel the retaining wall is still in good shape. Director Ish will meet with Chairman Steve Barnhart to see the area that IRC wants repaired and direct our landscaper to add that to his shoulder repair list.

Motion by Svatek, seconded by Ish, to direct Shaun Smith Landscaping to repair roadway shoulders and erosion on Cascade Creek Drive (as part of his overall shoulder repair project). The price will be his normal charge for shoulder repair by the square foot.

4: The committee requested the board to have our landscaper cut down the saplings on the lower three dams and chip them up for \$2,500 (This is a cheaper rate than removing the brush). Hoppensteadt also advised chipping up several tree branches from fallen trees along the walkway. Ish will advise Shaun Smith and get additional quotes.

Motion by Hoppensteadt, seconded by Ish, to have Shaun Smith Landscaping cut down sapling trees on pond dams 3, 4, and 5 in Tranquility Lakes and chip them up for \$2,500.00. All in favor; motion passed.

5: The committee has been asked to do something about the Imported Red Fire Ants along our roadways. The IRC was hoping to get permission to have our landscaper spray the mounds as he was doing the grass

cutting. Mr. Smith advised against doing so at this time of year because the ants are starting to hibernate deeper into the soil as winter approaches.

6: The IRC looked into a solar-powered speed monitor for \$1,500.00. The board took no action. The board also discussed the dangerous downhill sharp curve just before 906 Rocky Cove Lane. A member suggested painting a white line to keep people from swerving out of their lane while trying to complete the turn. The board took no action at this time.

RFC: Board liaison Al Hoppensteadt reported that the hot tub parts for repairs have been delivered. The committee is now trying to get quotes for gunite spraying when the repair is completed.

Security: Board liaison Jerry Bushey reported that Karen Beard has joined the committee. She will be working with realtors. Bushey relayed that the Davidson County Sheriff Department's radar machine is available for a second use if the board wishes to. The board agreed to use the radar speed warning again. There followed a general discussion on the excessive speeding done by vendors and members on our roads.

Social: Board liaison Cathy Moore reported that there will be no holiday party this year, and in its place the committee will give out gift bags to members in their cars. The committee is asking for a small increase in their budget to cover the cost of materials producing the Welcome to The Springs gift notebook to new residents.

Firewise: Board liaison Curtis Ish reported that there are three new members: Ira Matney, Fred Nader, and Bruce Fleming. The committee is asking that the board remove the overgrown shrubbery against the walls and under the overhanging eaves of our HOA clubhouse.

Motion by Ish, seconded by Bushey, to remove the seven overgrown evergreens at the front of the clubhouse. And, on the south side, remove the two deciduous trees and reduce the size of the Crepe Myrtles for \$700.00. All in favor; motion passed.

Ish further reported that the chipper program is available to members for 2021. Applications should be sent to Fred Spin by December 4, 2020. Lastly, Ish reported that the Fire Danger Warning sign should be done shortly.

SBG: No report

Communications: Board liaison Curtis Ish read from a report on last month's activities. There were no special notices. The committee added information from Denton's Welcome Guide to the website creating additional local information. The next amenities feature (on a slow news day) will be the Cascade Creek area. The committee purchased a software upgrade from Blizzard Digital to better manage inserting and positioning pictures on the website for \$32.00. The committee is going to start adding trivia questions to the newsletter in an effort to increase subscriber interest in opening and reading the publication. The report stated that there were 382 newsletter subscribers, up from 369 in 2019, and 174 blog members up from 145.

Nominating: No report

Finance: Treasurer Al Hoppensteadt explained the 2021 budget prepared by the committee for board approval. The overall monies needed remains the same, but several categories have been combined or moved to make taxes due less and easier to file. Director Bushey asked the board to consider having our reserve funds professionally reviewed in order to see if they are adequate enough for future needs. Hoppensteadt will get more information for the next meeting.

Motion by Hoppensteadt, seconded by Bushey, to accept the 2021 The Springs at High Rock, HOA budget as submitted by the Finance Committee. All in favor; motion passed.

President Svatek called for old business:

- Action List (items not already discussed in the committee reports or no report this month):
 - a) Shoulder repair and reseeded: It is proceeding; grass is growing in nicely.
 - b) Tennis court slope repair: Done; the board asked Ish to see if we could re-measure the extent of the tennis court settling and compare it with the original measurements taken 6 years ago.
 - c) CHIT Force progress report: Director Bushey reported on a meeting with Open Broadband. The current plan considered is to have a receiving tower at the clubhouse and increase the coverage for Rocky Cove residents with a tower located at Stoney Point. Bushey stressed that the board needs to see a written proposal of what Open Broadband will provide, including fees and the right to lease the cell tower to other private parties in addition to Open Broadband. However, for now Bushey is asking for a straw vote allowing them to proceed forward. The board agreed to allow Open Broadband to continue its survey and proposed business model.
 - d) Street light replacement: Jim Johnson is meeting with an underground (drilling under roads) drilling company for their costs in an effort to reduce the number of meters needed to 18.
 - e) *Welcome to The Springs* gift notebook to new residents: The board previewed the latest version produced by the Social Committee. There was some discussion about the list of local churches listed. Some board members feared that the list would not be inclusive enough and cause controversy, but it declined to instruct the committee to remove the section at this time. The board approved the edition presented by the committee for distribution.
 - f) Spillway repair: Director Ish presented the quote from Truell Grading and Hauling for expanding and improving the outflow of runoff water at the first Tranquility Lakes pond. The board had several questions about location and design that Ish could not answer. Ish will meet with Truell for a better description of the plan and how long it will take to complete and report back. The board will then decide on accepting the proposal.
- The board discussed a deer stand violation (see Executive Session minutes).
- Director Ish reported that our attorney has been backed up by Covid-19 virtual meetings and court testimonies. He promises to get to our requests shortly.
- ARC was informed that a member pointed out that there are only supposed to be 3 members on the committee. The board advised ARC that we have taken no action at this time, but the ARC might want to consider how they plan to reorganize themselves if the member insists on strict compliance.

President Svatek called for new business:

- The secretary was directed to write a draft of the annual letter to HOA members introducing the approved 2021 budget and temporary plans for scheduling the 2021 Annual Meeting.
- Director Ish reported that Shaun Smith Landscaping will clear the pathways in Tranquility Lakes of wet leaves and acorns for \$50 to \$75. Ish reported that normally this cleanup is done by volunteers and the SBG.
- President Svatek reported that an outdoor telescope for the clubhouse deck will cost \$3,000 to \$4,000.00. The board felt this was too much of an expense.
- HOA member Dan Parsons no longer owns a truck and plow for snow removal. The board discussed several options. President Svatek will ask the IRC for their input.

President Svatek asked for a motion to adjourn; motion by Ish, seconded by Svatek. All in favor; meeting adjourned at 2:21 PM.

The next scheduled workshop meeting is set for Thursday, December 17, 10:00 AM.

Respectfully submitted, Curtis Ish, Secretary HOA